

Suffolk County Department of Social Services

OVERVIEW OF THE HOUSING DIVISION

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Emergency Housing

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HOUSING DIVISION HAS 6 UNITS

1. PLACEMENT UNIT- locates suitable emergency housing for homeless singles and families
2. PERMANENCY UNIT- moves families out of emergency housing into permanent housing

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HOUSING DIVISION HAS 7 UNITS

3. HOUSING INSPECTION UNIT- ensures that any move the agency participates in meets minimum health and safety standards
4. CASEWORKER UNIT – works with shelter providers and monitor families and singles in shelters

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HOUSING DIVISION HAS 7 UNITS

5. SCHOOL TRANSPORTATION UNIT – assists with registering homeless children in school and arranges school bus transportation
6. FINANCE UNIT – verifies and authorizes all emergency housing payments. Includes taxi and school bus transportation payments

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CURRENT CASELOAD

- HOMELESS FAMILIES
- Approx. 450 families reside in emergency housing.
- Total of 1912 men, women and children.
- HOMELESS SINGLES
- The Agency houses approximately 275 singles a night.
- 200 singles reside in long term Shelters
- Another 75 to 100 are placed by Emergency Services on a nightly basis.

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HOMELESS SHELTERS

- FAMILY SHELTERS
- 43 congregate facilities
- 1 Tier II shelter

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HOMELESS SHELTERS

➤ SINGLES SHELTERS

- 10 shelters for men
- 4 shelters for women
- 2 shelters for veterans

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HOMELESS SHELTERS

➤ TRANSITIONAL HOUSING

- Suffolk County is currently working on adding additional facilities focused on assisting clients with the transition from an Emergency Housing situation to Permanent Housing.
- Some of the sites will focus primarily on:
 - Young adults recently released from prison
 - Children who have aged out of foster care

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EMERGENCY SERVICES

- Utilizes two emergency shelters to meet the housing needs of single adults who call for housing after regular business hours.
- Approximately 75 singles go through Emergency Services every night.

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WHO ENTERS EMERGENCY HOUSING?

- 50% of the homeless families living in shelters are there for the first time.
- Most work and will leave as soon as they are able to find affordable housing.
- Short length of stay - 1 to 2 months

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WHO ENTERS EMERGENCY HOUSING?

- 30% of the homeless population in shelters have been homeless before.
- This group is not able to earn a wage high enough to maintain economic independence.
- Average length of stay – 4 to 6 months

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WHO ENTERS EMERGENCY HOUSING?

- 20% of those living in emergency shelters are chronically homeless and are not capable of achieving self-sufficiency without supportive services.
- This population relies on Social Services to meet their basic needs.
- Most have a physical or mental disability or substance abuse problem.
- They are in and out of emergency housing on a regular basis.

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REASONS FOR HOMELESSNESS

In Suffolk County, affordable housing for families and singles with low income is very limited

The homeownership rate between 2007 and 2011 in Suffolk County was 80.8%

Suffolk County continues to issue building permits primarily for single family homes.

The home owner vacancy rate measured only 1.6%.

Very few single family homes are available for rent.

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REASONS FOR HOMELESSNESS

- Rental housing in Suffolk County is among the highest in the nation.
- The monthly median rent for a two bedroom apartment in Suffolk County is \$1,461.00. Over \$400.00 higher than the New York State median rent of \$1025.00.
- The rental vacancy rate is 6.0%.
- Very few apartments are available.

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REASONS FOR HOMELESSNESS

- It is impossible for clients in receipt of temporary assistance to find rentals at the standard shelter rate.
- For example, a TA family of four is entitled to a shelter allowance of \$503 per month.

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REASONS FOR HOMELESSNESS

- Many landlords will not rent to clients who are on assistance.
- Poor credit history, negative reference check or a history of drug/alcohol abuse or mental illness may cause rejection.

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PROGRAMS TO ASSIST THE HOMELESS IN SUFFOLK COUNTY

1. Housing Specialists –
 - a) Shelter providers have been approved by DSS to hire “Housing Specialists”.
 - b) Specialists develop housing resources and foster good relations with landlords and brokers.
 - c) Many also provide after care to clients who move to permanent housing to avoid future problems.

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PROGRAMS TO ASSIST THE HOMELESS

2. Cash Security Payments – Effective July 2012, the Agency no longer issues Cash Security, without prior administrative approval. It is approved only in very rare circumstances.
3. HUD Section 8 Subsidies – DSS encourages all homeless families to apply for Section 8 vouchers.

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PROGRAMS TO ASSIST THE HOMELESS

4. Housing Casework Unit

- a) The client must complete three housing search logs per week.
- b) The Independent Living Plan and the Assessment Referral are frequently reviewed to see if the client is completing established goals.
- c) Service referrals are made to CPS and APS based on the client's needs, to other departments within the Agency and outside organizations.

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PROGRAMS TO ASSIST THE HOMELESS

5. Sharp Lawsuit (1988)– History

Nassau/Suffolk Law Services filed a lawsuit on behalf of a homeless family on public assistance who was living in a motel and could not find permanent housing based on the rent allowance provided by the Agency. The end result was that the court agreed with the family and required the Agency to provide an additional rent supplement that would allow the family to obtain permanent housing.

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PROGRAMS TO ASSIST THE HOMELESS

- As families continued to apply to be part of the lawsuit to get the rent supplement, SCDSS and N/S Law Services developed an informal arrangement to avoid having to go to court on each case.
- For the past 25 years this plan has proved to be quite successful in getting families out of emergency housing into a permanent home.

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PROGRAMS TO ASSIST THE HOMELESS

HOW TO QUALIFY FOR SHARP

1. Families must be living in emergency housing.
2. Must be receiving financial assistance under the Family Assistance category (60 month time limit under welfare reform)
3. All household members must be in full compliance with TA regulations. (No sanctions)

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PROGRAMS TO HELP THE HOMELESS

- 4. Families must first apply to be part of the lawsuit at Nassau/Suffolk Law Services.
- 5. Once the application is filed, the client becomes part of the pending lawsuit and a client of Law Services.
- 6. N/S Law Services notifies the Removals Unit of Housing that the client has applied for Sharp.
- 7. The client then submits a housing package to Housing

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PROGRAMS TO HELP THE HOMELESS

- 8. Acceptable rental amounts based on family size are agreed to between N/S Law Services, the County attorney and DSS.
- 9. There are no established rates. Each rental amount that is approved is determined on a case by case basis.
- 10. Any request to move that requires a rent supplement, broker's fee, security, furniture or moving expense must pass inspection.

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PROGRAMS TO HELP THE HOMELESS

- 11. If the house passes inspection and the rent is agreed upon, the client can move in.
- 12. All rent payments are restricted and sent directly to the landlord.
- 13. The rent supplement is terminated if the client is sanctioned for not complying with agency regulations.

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PROGRAMS TO HELP THE HOMELESS

THINGS TO REMEMBER ABOUT SHARP

- The Sharp Intervener process is not part of a program or DSS regulation. It is still a pending lawsuit since 1988.
- There are no written guidelines. Eligibility is determined on a case by case basis.
- If a Sharp request is denied, the client is NOT eligible for a fair hearing.

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PROGRAMS TO HELP THE HOMELESS

THINGS TO REMEMBER ABOUT SHARP

- Any requests for a rent increase must first be submitted to N/S Law Services.
- If a family member is added or deleted from the case, Law Services must be notified as this could affect the rent supplement.
- Any other changes in household composition or health and safety issues should be directed to the Agency.

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PROGRAMS TO HELP THE HOMELESS

7. THE HOLMES LAWSUIT-1989

- Applies to TA families who reside in permanent housing but are facing eviction for non payment of rent because the shelter allowance is too low.
- The court ordered that rent arrears over the shelter standard can be paid to prevent homelessness and that a shelter supplement can be approved.

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PROGRAMS TO HELP THE HOMELESS

- Families that are receiving financial assistance and have fallen behind in their rent should first contact N/S Law Services to apply to become part of the Holmes Lawsuit.
- The same eligibility requirements that apply to the Sharp Lawsuit apply to Holmes.
- The Housing Division will process all Holmes requests. They will discuss each case with N/S Law Services and attempt to preserve the housing.

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- **Nassau/Suffolk Law Services**
- **1757-50 Vets. Highway**
- **Islandia, N.Y. 11722**
- **(631) 232-2400**

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PROGRAMS TO HELP THE HOMELESS

8. THE SHELTER SUPPLEMENT

- Suffolk County DSS obtained approval from New York State Office of Temporary and Disability Assistance to administer a Shelter Supplement program on March 15, 2004.
- This plan is designed to enable families to find permanent housing or retain their permanent housing by providing a rent allowance equal to double the current shelter standard with children.

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PROGRAMS TO HELP THE HOMELESS

- In addition, the client is also able to contribute a portion of the basic allowance from their grant toward the rent. Contributions range from \$150 to \$350 depending on family size.
- Adults without children are not eligible for the program.
- FA and Safety Net families are eligible to apply for the rent supplement.

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PROGRAMS TO HELP THE HOMELESS

Shelter Supplement Rents							
Family Size	1	2	3	4	5	6	7
TA Shelter Allow.	310	358	447	503	560	586	611
Multiply	x2	x2	x2	x2	x2	x2	x2
Double Rent	620	716	894	1006	1120	1172	1222
Client Contrib.	150	200	250	250	250	350	350
Total Rent	770	916	1144	1256	1370	1522	1572

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PROGRAMS TO HELP THE HOMELESS

HOUSEHOLD MEMBERS NOT ON ASSISTANCE

1. Required to pay a prorated share of the rent. That amount is subtracted from the actual cost of the rent.
2. A family of four with a rent of \$1200 with a household member not on assistance would be required to pay \$300 a month directly to the landlord for rent.

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PROGRAMS TO HELP THE HOMELESS

- **EXAMPLE:** Household of 4. Three are on assistance, one household member is not.
- Total Rent \$1,200.00
- Non TA member must pay $\frac{1}{4}$ - 300.00
- Client's actual rent = 900.00
- Shelter standard for 3 on TA = 447.00
- Double shelter standard = 447.00
- Sub total = 894.00
- Client must contribute + 6.00 (max 200)
- \$900.00

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PROGRAMS TO HELP THE HOMELESS

HOUSEHOLDS WITH AN SSI MEMBER

- Persons with SSI income are not on assistance
- SSI household members must contribute the lower of either their pro-rata share or 30% of their income toward the actual rent.

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PROGRAMS TO HELP THE HOMELESS

- HOUSEHOLDS WITH AN SSI MEMBER
- If an SSI HH member received \$690.00 per month, he would have to contribute \$207.00 toward the rent. It would be his responsibility to send the rent directly to the landlord.
- The landlord must agree to the payment arrangement in writing.

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PROGRAMS TO HELP THE HOMELESS

- EXAMPLE: family of four with one person receiving SSI
- Total Rent \$1,200.00
- 30% SSI contribution - 207.00
- Client's actual rent = 993.00
- Shelter standard for 3 = 447.00
- Double shelter standard = 447.00
- Sub total = 894.00
- Client must contribute + 99.00 (max 200)
- \$993.00

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NEW EMERGENCY SHELTER ALLOWANCE FOR AIDS/HIV RELATED ILLNESS

WHO IS ELIGIBLE?

1. **ANY HOUSEHOLD MEMBER WITH A DOCUMENTED MEDICAL DIAGNOSIS OF AIDS OR HIV RELATED ILLNESS AND FAMILY MEMBERS RESIDING WITH SUCH PERSON.**

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WHO IS ELIGIBLE FOR ESA?

- 2.FAMILY MUST BE HOMELESS OR FACING HOMELESSNESS.
- 3.EMERGENCY SHELTER ALLOWANCE IS AVAILABLE USING THE ACTUAL MONTHLY RENT.
- 4.ONLY THE SSI INCOME OF ONE PERSON WITH AIDS CAN BE CONSIDERED IN DETERMINING ELIGIBILITY.

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WHO IS ELIGIBLE?

- 5.AIDS PERSON IS STILL ELIGIBLE EVEN IF NOT RECEIVING SSI.
- 6.AGENCY CAN NO LONGER COUNT THE INCOME OF OTHER SSI HOUSEHOLD MEMBERS, THEY REMAIN INVISIBLE. ALL OTHER HOUSEHOLD MEMBERS WHO DO NOT GET SSI ARE INCLUDED IN THE BUDGET TO DETERMINE ELIGIBILITY.

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ESA BUDGET EXAMPLE #1

- MOM AND 4 CHILDREN APPLY FOR EMERGENCY SHELTER ALLOWANCE.
- MOM IS HIV+ AND GETS SSI - \$733.00
- NONE OF HER CHILDREN GET SSI.
- ACTUAL RENT IS \$2,400.00
- THERE IS NO OTHER INCOME IN THE HOUSEHOLD.

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ESA BUDGET FOR FIVE MOM AND 4 CHILDREN

➤ BASIC ALLOWANCE	+	534.00
➤ ENERGY	+	47.00
➤ HEAP	+	37.00
➤ RENT	+	2,400.00
➤ FUEL ALLOWANCE	+	77.00
➤ TOTAL NEEDS	=	3,095.00
➤ SSI INCOME	-	733.00
➤ <u>ESA (Paid by DSS)</u>	=	<u>\$2,362.00</u>
➤ <u>Client Share to Landlord</u>	=	<u>\$38.00</u>

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ESA BUDGET EXAMPLE #2

- MOM AND 2 CHILDREN
- MOM AND CHILD #1 EACH HAVE AIDS AND BOTH RECEIVE SSI
- CHILD #2 DOES NOT HAVE AIDS AND DOES NOT RECEIVE SSI
- TO MAXIMIZE BENEFIT, THE SSI MOM AND CHILD #2 ARE APPLYING FOR ESA.
- THE SSI INCOME OF CHILD #1 IS NOT COUNTED AND THE CHILD IS NOT INCLUDED IN THE BUDGET.

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ESA BUDGET FOR TWO SSI MOM + CHILD #2

➤ BASIC ALLOWANCE	+	252.00
➤ ENERGY	+	22.00
➤ HEAP	+	17.00
➤ RENT	+	1,500.00
➤ FUEL ALLOWANCE	+	70.00
➤ TOTAL NEEDS	=	1,868.00
➤ SSI INCOME	-	733.00
➤ <u>ESA (Paid by DSS)</u>	=	<u>\$1,128.00</u>
➤ <u>Client Share to Landlord</u>	=	<u>\$372.00</u>

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ESA BUDGET EXAMPLE #3

- FATHER AND SON APPLY FOR ESA.
- FATHER IS HIV+ AND RECEIVES SSI.
- SON IS HIV+ BUT DOES NOT RECEIVE SSI.
- TO MAXIMIZE BENEFIT, WE WILL BUDGET THE CHILD WHO HAS A DIAGNOSIS OF HIV AND NO INCOME.
- THE FATHER'S INCOME IS NOT COUNTED AND HE IS NOT INCLUDED IN THE BUDGET.

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ESA BUDGET FOR ONE HIV SON WITH NO INCOME

➤ BASIC ALLOWANCE	+	158.00
➤ ENERGY	+	14.00
➤ HEAP	+	11.00
➤ RENT	+	1,200.00
➤ FUEL ALLOWANCE	+	70.00
➤ TOTAL NEEDS	=	1,453.00
➤ SSI INCOME	-	0.00
➤ <u>ESA (Paid by DSS)</u>	=	<u>\$1,200.00</u>
➤ <u>CASH ASSISTANCE</u>	=	<u>\$253.00</u>

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SUMMARY

- The six units within our Division all have the same goal in mind: to house those in need and help them reclaim their lives by providing a stable residence.
- You have been presented with some of the steps the Housing Division has taken to rehouse the homeless and to prevent homelessness, or if already homeless, to get families into permanent housing.

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THANK YOU

QUESTIONS?

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